

TEXAS APPRAISER LICENSING
AND CERTIFICATION BOARD

vs.

VICTOR MANUEL BURGOS
TX-1335184-R

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DOCKETED COMPLAINT NO.
10-117

AGREED FINAL ORDER

On this the 18 day of May, 2012, the Texas Appraiser Licensing and Certification Board, (the Board), considered the matter of the certification of Victor Manuel Burgos (Respondent).

In order to conclude this matter Victor Manuel Burgos neither admits nor denies the truth of the Findings of Fact and Conclusions of Law contained herein and further agrees to the disciplinary action set out in this Agreed Final Order. The Board makes the following findings of fact and conclusions of law and enters this Order in accordance with TEX. OCC. CODE § 1103.458:

FINDINGS OF FACT

1. Respondent, Victor Manuel Burgos, is a certified residential appraiser who currently holds TX-1335184-R and held that certification number during all times material to the above-noted complaint cases.
2. Respondent appraised 606 Edgebrook Avenue, Keller, Texas 76248 (the "Edgebrook property") on or about September 14, 2009.
3. Respondent appraised 2421 Greenbrook Drive, Little Elm, Texas 75068 (the "Greenbrook property") on or about November 23, 2009.
4. Thereafter, a staff-initiated complaint relating to these real estate appraisal reports was filed with the Board. The complaint alleged that Respondent's appraisals were deficient, in violation of the Uniform Standards of Professional Appraisal Practice ("USPAP") and not completed properly.
5. After receipt of the complaint, the Board, in accordance with the mandate of the Administrative Procedure Act (the APA), TEX. GOV'T CODE ANN. CHPT. 2001, and TEX. OCC. CODE CHPT. 1103, notified Respondent of the nature of the accusations involved and Respondent was afforded an opportunity to respond to the accusations in the complaints. Respondent's response to the complaint was received.
6. Respondent violated TEX. OCC. CODE § 1103.405, 22 TEX. ADMIN. CODE §§ 153.20(a)(3) and 155.1(a) by the following acts or omissions which did not conform to USPAP in effect at the time of the appraisal report for the Edgebrook property:

- a) USPAP Ethics Rule – Respondent failed to comply with the USPAP ethics rule because he communicated assignment results in a misleading manner through the omission of material data, and commission of significant errors and failed to maintain a work file containing all data, information, and documentation necessary to support the appraiser's opinions and conclusions;
- b) USPAP Scope of Work Rule – Respondent failed to support his work with the relevant evidence and logic required by this rule to obtain credible assignment results;
- c) USPAP Standards 1-2(f) or 1-2(g) & 2-1(c) -- Respondent failed to report clearly and accurately disclose any extraordinary assumption, hypothetical condition, or limiting condition that directly affects the analysis, opinions and conclusions;
- d) USPAP Standards 1-2(e)(i) & 2-2(b)(iii) -- Respondent failed to adequately identify and report improvements;
- e) USPAP Standards 1-2(e)(iv) & 2-2(b)(viii) -- Respondent failed to accurately report the zoning;
- f) USPAP Standards 1-3(a) & 2-2(b)(viii) -- Respondent failed to report the neighborhood boundaries correctly;
- g) USPAP Standards 1-3(b) & 2-2(ix) -- Respondent failed to provide his supporting rationale for his determination of the property's highest and best use;
- h) USPAP Standards 1-4(b)(i) & 2-2(b)(viii); 1-4(b)(ii) & 2-2(b)(viii); and, 1-1(a) & 1-4(b) -- Respondent failed to use an appropriate method or technique to develop an opinion of the site value; failed to collect, verify, analyze and reconcile the cost new of improvements; and generally failed to employ recognized methods and techniques for the Cost Approach;
- i) USPAP Standards 1-4(a) & 2-2(b)(viii) and 1-1(a) & 1-4(a) -- Respondent failed to collect, verify, analyze and reconcile comparable sales data; and did not employ recognized methods and techniques in the Sales Comparison Approach; and,
- j) USPAP Standards 1-1(a), 1-1(b), 1-1(c); and, 2-1(a) – Respondent produced misleading appraisal reports for the property that contained several substantial errors of omission or commission by not employing correct methods and techniques and not analyzing and reconciling significant and material information he had a duty to analyze and reconcile. This resulted in appraisal reports that had inflated value determinations and were not credible or reliable.

7. Respondent violated TEX. OCC. CODE § 1103.405, 22 TEX. ADMIN. CODE §§ 153.20(a)(3) and 155.1(a) by the following acts or omissions which did not conform to USPAP in effect at the time of the appraisal report for the Greenbrook property:

- a) USPAP Ethics Rule – Respondent failed to comply with the USPAP ethics rule because he communicated assignment results in a misleading manner through the omission of material data, and commission of significant errors and failed to maintain a work file containing all data, information, and documentation necessary to support the appraiser's opinions and conclusions;
- b) USPAP Scope of Work Rule – Respondent failed to support his work with the relevant evidence and logic required by this rule to obtain credible assignment results;
- c) USPAP Standards 1-2(e)(iv) & 2-2(b)(viii) -- Respondent failed to accurately report the zoning;
- d) USPAP Standards 1-3(a) & 2-2(b)(viii) -- Respondent failed to identify and analyze economic supply & demand, market area trends, and did not report the neighborhood boundaries correctly;
- e) USPAP Standards 1-3(b) & 2-2(b)(ix) -- Respondent failed to provide his supporting rationale for his determination of the property's highest and best use;
- f) USPAP Standards 1-4(b)(i) & 2-2(b)(viii); 1-4(b)(ii) & 2-2(b)(viii); and, 1-1(a) & 1-4(b) -- Respondent failed to use an appropriate method or technique to develop an opinion of the site value; failed to collect, verify, analyze and reconcile the cost new of improvements; and generally failed to employ recognized methods and techniques for the Cost Approach;
- g) USPAP Standards 1-4(a) & 2-2(b)(viii) and 1-1(a) & 1-4(a) -- Respondent failed to collect, verify, analyze and reconcile comparable sales data; and did not employ recognized methods and techniques in the Sales Comparison Approach; and,
- h) USPAP Standards 1-1(a), 1-1(b), 1-1(c); and, 2-1(a) – Respondent produced misleading appraisal reports for the property that contained several substantial errors of omission or commission by not employing correct methods and techniques and not analyzing and reconciling significant and material information he had a duty to analyze and reconcile. This resulted in appraisal reports that had inflated value determinations and were not credible or reliable.

8. Respondent omitted material facts and made material misrepresentations as described in more detail above.

9. The parties enter into the following consent order in accordance with TEX. OCC. CODE § 1103.458.

CONCLUSIONS OF LAW

1. The Texas Appraiser Licensing and Certification Board has jurisdiction over this matter pursuant to the Texas Appraiser Licensing and Certification Act, TEX. OCC. CODE § 1103 et. seq.

2. Respondent violated the above-noted provisions of USPAP as prohibited by TEX. OCC. CODE § 1103.405 and 22 TEX. ADMIN. CODE §§ 155.1(a) and 153.20(a)(3).

3. Respondent violated 22 TEX. ADMIN. CODE §153.20(a)(9) by making material misrepresentations and omitting material facts.

4. The parties are authorized to resolve their dispute by means of a consent order in accordance with Tex. Occ. Code §1103.458.

Based on the above findings of fact and conclusions of law, the Board **ORDERS** that the Respondent shall:

a. During a one (1) year review period, beginning on the effective date of this order, Respondent shall submit to the Board, within seven (7) days of completion of the quarter, an appraisal experience log on a form prescribed by the Board. The log shall be submitted every three (3) months and shall detail all real estate appraisal activities he has conducted during the previous three (3) month period. This experience log shall be signed by Respondent and contain a notarized affidavit attesting the log is true, complete and fully accurate;

i. Upon request from the Board, Respondent shall provide copies of his appraisal reports and work files for any appraisal assignments he performs during the course of this period of review within the twenty (20) days of notice of any such request;

b. During the one (1) year review period, pay an administrative penalty of two-thousand dollars (\$2,000.00) to the Board;

i. Payment of the administrative penalty shall be made in four (4) equal, monthly five hundred dollar (\$500) installments, with the first being due by June 1st, 2012, the remainder due on or before the 1st of each subsequent month until paid in full;

c. Within six (6) months of the effective date of this order, Respondent shall complete twelve (12) hours of in-person mentorship conducted by a certified USPAP instructor approved by the Board. Upon completion of the requisite mentorship hours, and, within six (6) months of the effective date of this order,

Respondent shall submit on a form provided by the Board, a signed, notarized affidavit attested by the certified USPAP instructor confirming completion of the mentorship hours;

d. Attend and complete a minimum, seven (7) classroom-hour course in *Staying Out of Trouble* (sometimes this course is offered as two separate 3.5 hour courses, one entitled Staying Out of Trouble in Your Appraisal Practice and the other entitled Quality Assurance), within twelve (12) months of the effective date of this order;

i. No examination shall be required for this course

e. Fully and timely comply with all of the provisions of this Agreed Final Order; and,

f. Comply with all future provisions of the Act, the Rules of the Board, and USPAP in the future or be subjected to further disciplinary action.

ALL CLASSES required by this Agreed Final Order must be classes approved by the Board and must be completed within **TWELVE (12) MONTHS** of the effective date of this Order and documentation of attendance and successful completion of the educational requirements of this Order shall be delivered to the Board on or before the end of the twelve-month period indicated. None of the classes or seminars required by this Order may be taken through correspondence courses. Unless otherwise noted above, all classes must be in-class, have an exam, and Respondent must have a passing grade on the exam given in each class. None of these required classes will count toward Respondent's continuing education requirements for certification. Respondent is solely responsible for locating and scheduling classes to timely satisfy the terms of this agreement.

Payment of the **ADMINISTRATIVE PENALTY** must be by certified funds, and must be timely completed within the time frames specified of the date this Agreed Final Order.

FAILURE TO COMPLY WITH ANY OF THE TERMS REQUIRED BY THIS AGREED FINAL ORDER WITHIN THE TIME ALLOTTED SHALL RESULT IN IMMEDIATE REVOCATION of the Respondent's certification pursuant to notice to the Respondent from the Board indicating that the Respondent has not fulfilled the required terms of this Agreed Final Order.

ANY SUCH REVOCATION SHALL BE EFFECTIVE WITHOUT THE NEED FOR A HEARING OR OTHER ADMINISTRATIVE DUE PROCESS UNDER THE TEXAS APPRAISER LICENSING AND CERTIFICATION ACT OR THE ADMINISTRATIVE PROCEDURE ACT, AND RESPONDENT SPECIFICALLY WAIVES ANY SUCH HEARING OR DUE PROCESS. Respondent shall be notified of any such revocation by certified mail, return receipt requested, to the last known address as provided to the Board.

Respondent, by signing this Agreed Final Order, waives the Respondent's right to a formal hearing and any right to seek judicial review of this Agreed Final Order. Information about

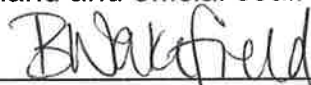
this Agreed Final Order is subject to public information requests and notice of this Agreed Final Order will be published on the Board's web site.

THE DATE OF THIS AGREED FINAL ORDER shall be the date it is executed by the Chairperson of the Texas Appraiser Licensing and Certification Board. The Chairperson has been delegated the authority to sign this Agreed Final Order by the Texas Appraiser Licensing and Certification Board vote.

Signed this 10th day of April, 2012.


VICTOR MANUEL BURGOS

SWORN TO AND SUBSCRIBED BEFORE ME, the undersigned, on this the 10th day of April, 2012, by VICTOR MANUEL BURGOS, to certify which, witness my hand and official seal.

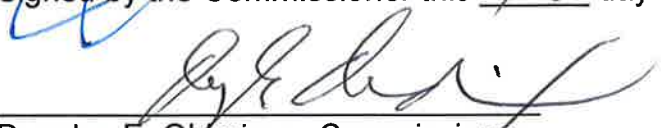

Notary Public Signature
B. Wakefield
Notary Public's Printed Name




Signed by the Standards and Enforcement Services Division this 17th day of May, 2012.


Kyle Wolfe, TALCB Staff Attorney

Signed by the Commissioner this 18 day of May, 2012.


Douglas E. Oldmixon, Commissioner
Texas Appraiser Licensing and Certification Board

Approved by the Board and Signed this 18 day of May, 2012.


Luis De La Garza, Chairperson
Texas Appraiser Licensing and Certification Board